



**Miami-Dade County**  
**Department of Planning and Zoning**

**Hearing History**

**Hearing #:** Z2006000323

**STR:** 23-54-40

**Aplicant:** B & F MARINE, INC

<b>YEAR</b>	<b>APPLICANT</b>	<b>REQUEST</b>	<b>RESOLUTION</b>	<b>BOARD</b>	<b>DECISION</b>
1976	BUR-AND CORPORATION	U.U. perm. non-comm. park'g / Var. of parking spcs. / Var. to perm ingress & egress esmt. /Var of wall requirement.	4ZAB29176	ZAB	APPROVED WITH CONDITION(S)
1987	Ana Veciana Suarez	S.E. to perm. the expansion of an exist'g non-conform'g bldg. / N.U.V. of set. req. / D.B.C. BU-2 & RU-1 to BU-1A.	4ZAB51087	ZAB	APPROVED WITH CONDITION(S)

## RESOLUTION NO. 4-ZAB-510-87

The following resolution was offered by Mr. Kenneth Welt seconded by Mr. Levi A. Johnson and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Gonzalo (Guy) Sanchez	aye
Levi A. Johnson	aye	Murray Sisselman	aye
Joyce Masso	aye	Kenneth Welt	aye
Mary Jean Risi	aye	R. Jollivette Frazier	aye
Georgia A. Wright	aye		

WHEREAS, ANA VECIANA SUAREZ has applied for the following:

- (1) SPECIAL EXCEPTION to permit the expansion of an existing non-conforming building; such expansion consisting of a proposed 12'11" x 47'4" addition.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the aforementioned proposed addition to setback 0' (15' required) from the side street (west) property line.

Plans are on file and may be examined in the Zoning Department entitled "La Marina Restaurant Addition" as prepared by Archimedia, Inc., dated 9-3-87 consisting of 3 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The West 112' of Tract 2, AMENDED PLAT OF BIRD ROAD ESTATES, SECTION 2, Plat Book 33 at Page 19.

LOCATION: 7190-7198 S.W. 40 Street (Bird Road), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested Special exception and non-use variance of setback requirements would be in harmony with the general purpose and intent of the regulations, would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Special exception and non-use variance of setback requirements be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "La Marina Restaurant Addition" as prepared by Archimedia, Inc., dated 9-3-87 consisting of 3 pages.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of final permit approval; said plan dated 12/10/87.

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4. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 13th day of JANUARY, 1988.

Hearing No. 87-1-34  
Typed 1/20/88 cj

RESOLUTION NO. 4-ZAB-291-76

The following resolution was offered by Mrs. Helen P. Pagano, seconded by Mr. Milton I. Starkman, and upon poll of members present, the vote was as follows:

Nancy Brown	absent	Carl W. Rhetta	absent
Thelma Dannewood	aye	Luis I. Rosas-Guyon	aye
Lillian Dickson	aye	Milton I. Starkman	aye
Margaret C. Nelson	aye	Edward G. Coll, Jr.	absent
Helen P. Pagano	aye		

WHEREAS, Bur-And Corporation has applied for the following:

- (1) UNUSUAL USE to permit non-commercial parking in a zone more restrictive than the use it serves is located.
- (2) VARIANCE OF THE ZONING REGULATIONS to permit the ingress and egress through a zone more restrictive than the use it serves is located.
- (3) VARIANCE OF PARKING REQUIREMENTS to permit eight (8) parking spaces within 25' of an official right-of-way.
- (4) VARIANCE OF THE ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential zone, to waive same to permit the deletion of the required wall where the business zone abuts the residential zone.

Plans of the proposed parking area may be examined and are on file in the Zoning Department entitled, "Onasis Coney Island Hotdogs," as prepared by Deborah Westcott and dated March 8, 1976.

SUBJECT PROPERTY: The W. 112' of Tract 2, of Amended Plat of BIRD ROAD ESTATES SECTION 2, PB 33, Pg. 19.

LOCATION: 7198 SW 40 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested unusual use and variances would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested Unusual Use, Variances of Zoning Regulations, and the Variance of Parking Requirements be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, wells, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Onasis Coney Island Hotdogs" as prepared by Deborah Westcott, and dated March 3, 1976.
3. That the plan be so modified to eliminate the two drives leading into SW 41 Street and these areas be landscaped with hedge and grass, and only the drive to the parking area from SW 72 Avenue (as shown on the plan) be permitted. That the two southerly spaces in the center parking tier be deleted to provide drive circulation throughout the lot.
4. That the use be established and maintained in accordance with the approved plan.
5. That the landscaping plan be submitted to and meet with the approval of the Building and Zoning and Planning Departments prior to the issuance of the paving permit.
6. That the Certificate of Use and Occupancy be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions, or when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental and/or incompatible to the surrounding neighborhood.
7. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction as may be deemed lacking, desirable and necessary by the Public Works Director.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 8th day of July, 1976.

Heard 7/8/76

No. 76-7-20  
7/22/76  
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